

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL L-27
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Doctor Charles A. Pinderhughes of 70 Brookledge Street has expressed a desire to purchase said Disposition Parcel L-27 for the purpose of adjusting his property line and increasing his present yard space for protective, preservative, and restorative purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Doctor Charles A. Pinderhughes be and hereby is designated as redeveloper of Disposition Parcel L-27 subject to:

- (a) Concurrence in the proposed disposal transaction and minimum disposition price by Department of Housing and Urban Development.
- (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

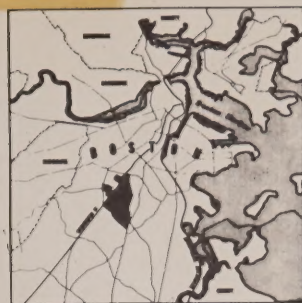
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Doctor Charles A. Pinderhughes possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel L-27 between the Authority as Seller and Doctor Charles A. Pinderhughes as Buyer in consideration of a purchase price of One Thousand Five Hundred (\$1,500.00) Dollars (subject to HUD concurrence) providing for conveyance by the Authority of Disposition Parcel L-27, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority;

That the Development Administrator is further authorized to execute and deliver a deed conveying said Property pursuant to such Disposition Agreement; and that the execution by the Development Administrator of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



- SITE BOUNDARY
- SITE DESIGNATION
- housing
 - commercial facilities
 - industrial facilities
 - institutional facilities
 - public facilities
 - public recreation areas
 - minor adjustments of property lines and rights of way
- PROJECT BOUNDARY
- PROPOSED LAND USE
- residential
 - commercial
 - industrial
 - institutional
 - public open space

PROPOSED LAND USE PLAN

DESIGNED BY	L. F. M.	DATE	9-3-63
CHECKED BY	A. L. S.	CODE NO.	R-213
SCALE	1" = 200'	FILE NO.	
DATE	9-3-63	SHEET NO.	2 OF EXHIBIT B

Washington Park Urban Renewal Area R-24

BOSTON REDEVELOPMENT AUTHORITY

June 9, 1967

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: DESIGNATION OF REDEVELOPER--DISPOSITION PARCEL L-27,
SUPPLEMENTARY INFORMATION
WASHINGTON PARK URBAN RENEWAL AREA R-24

SUMMARY: This memo provides additional information requested concerning the designation of Dr. Charles A. Pinderhughes as redeveloper of disposition parcel L-27 (vacant lot located next to 70 Brookledge Street).

At the Board meeting of May 18, the Authority asked that further study be made with respect to the disposition of parcel L-27, vacant land consisting of approximately 9600 square feet located adjacent to 70 Brookledge Street in the Project Area.

The planning staff has once again examined reuse possibilities at this site and has concluded that its best reuse would be in increasing the yard space for the property at 70 Brookledge Street. The reasons for this recommendation are:

1. The present scale of the surrounding structures (elementary school, existing house at 70 Brookledge Street, housing for elderly tower and apartment building) strongly suggest that the area in question remain in its present open and landscaped form. The sale of parcel L-27 to the abutter would guarantee the maintenance of this land in its present form.
2. Potential sites for new sales housing construction are not scarce in the Project Area. Presently there are 14 such sites, only 4 of which have developers designated for them. All 14 sites were designated as sites for new housing construction through the process of sub-area planning. Many considerations come into play before a reuse is assigned a small parcel. Among these considerations is the scale of the surrounding buildings, land use within the surrounding parcels, and compatibility with neighborhood desires and expressed interests.

3. The house at 70 Brookledge Street, owned and occupied by Dr. Charles A. Pinderhughes is a fine example of Jefferson colonial architecture. It is the only one of its kind in the Project Area. Dr. Pinderhughes has expressed interest in doing extensive renovation work inside the house, as well as painting the exterior. However, his decision to remain at 70 Brookledge Street and invest in the property will depend on the ultimate disposition of parcel L-27, which he would like to buy and maintain in its open character.

Since the Authority is desirous of disposing of fringe parcels and vacant lots to abutters whenever feasible, and since parcel L-27 is well suited to be disposed of to the abutter for purposes of increasing his yard space and preserving the architectural and economic value of his property, I recommend adoption of the tabled resolution designating Dr. Pinderhughes as redeveloper of disposition parcel L-27.

THE JOURNAL OF THE

AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., U.S.A.

THE JOURNAL OF THE

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